

Citywide Rezoning Petition Ordinance as Adopted

Part I – Incentives for Housing

a. Residential Zoning Districts

Part I – Incentives for Housing
a. Creating New Residential Districts

Section I: Map and Text Changes Related to a Single Residential Area

G. Industry B Zone along Main Street, Massachusetts Avenue, Wadsworth Street, Amherst Street, Ames Street, Albany Street and the Residence C-3 zoning district line.

G1. Create a new Residence C-3B district by doing the following.

G1a. Insert the new district in Table 5-1 Table of Dimensional Requirements – Residential Districts as follows.

5.30 DISTRICT DIMENSIONAL REGULATIONS

5.31 Residential Districts

1. The following dimensional requirements, set forth in Table 5-1 and modified elsewhere in this Ordinance, shall be applicable to development in residential districts:

Table 5-1. Table of Dimensional Requirements - Residential Districts

District	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Usable Op. Sp. to Lot Area
					Front	Side	Rear		
Res. A-1	0.5	8,000	6,000	80	25	15(sum of 35)	25	35	50%
Res. A-2	0.5	6,000	4,500	65	20	10 (sum of 25)	20	35	50%
Res. B	0.5 (i)	5,000	2,500(i)	50	15	7'6" (sum of 20)	25	35	40%
Res C.(i)	0.6	5,000	1,800	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	35	36%
						(min. 7'6" sum of 20)			
Res. C-1	0.75	5,000	1,500	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	35	30%
Res. C-2	1.75	5,000	600	50	$\frac{H+L(a)}{4}$	$\frac{H+L}{5}$	$\frac{H+L(c)}{4}$	85	15%
Res. C-2B	1.75	5,000	600	50	$\frac{H+L(a)}{4}$ (k)	$\frac{H+L}{5}$ (k)	$\frac{H+L(c)}{4}$ (k)	45	15%
Res. C-2A	2.5	5,000	300	50	$\frac{H+L(b)(g)}{5}$	$\frac{H+L(g)}{6}$	$\frac{H+L(c)}{5}$	60	10%(h)

Res. C-3	3.0	5,000	300	50	$\frac{H+L^{(b)}}{5}$	$\frac{H+L}{6}$	$\frac{H+L^{(c)}}{5}$	120	10%
Res. C-3A	3.0 ^(d)	5,000	300	50	$\frac{H+L^{(b)(e)}}{5}$	$\frac{H+L^{(f)}}{6}$	$\frac{H+L^{(c)}}{5}$	120	10%
Res. C-3B	3.0/4.0	5,000 (m)	300	50	10	none	none	120	10%

G1b. Add a new Footnote (m) to read as follows:

(m) For purposes of calculating FAR and for no other purpose, notwithstanding the definition of Lot in Article 2.000, a Lot in the Residence C-3B district may contain non-contiguous parcels provided that all parcels are held in identical ownership, are all located within the Residence C-3B district or any abutting Business B district, and further provided that development on any contiguous portion of the lot does not exceed an FAR of 4.0

G1c. In Section 3.11 insert the new district between Residence C-3 and Office 1.

G1d. Elsewhere in the text of the Ordinance, insert the new Residence C-3B district after Residence C-3 wherever the Residence C-3 district appears.

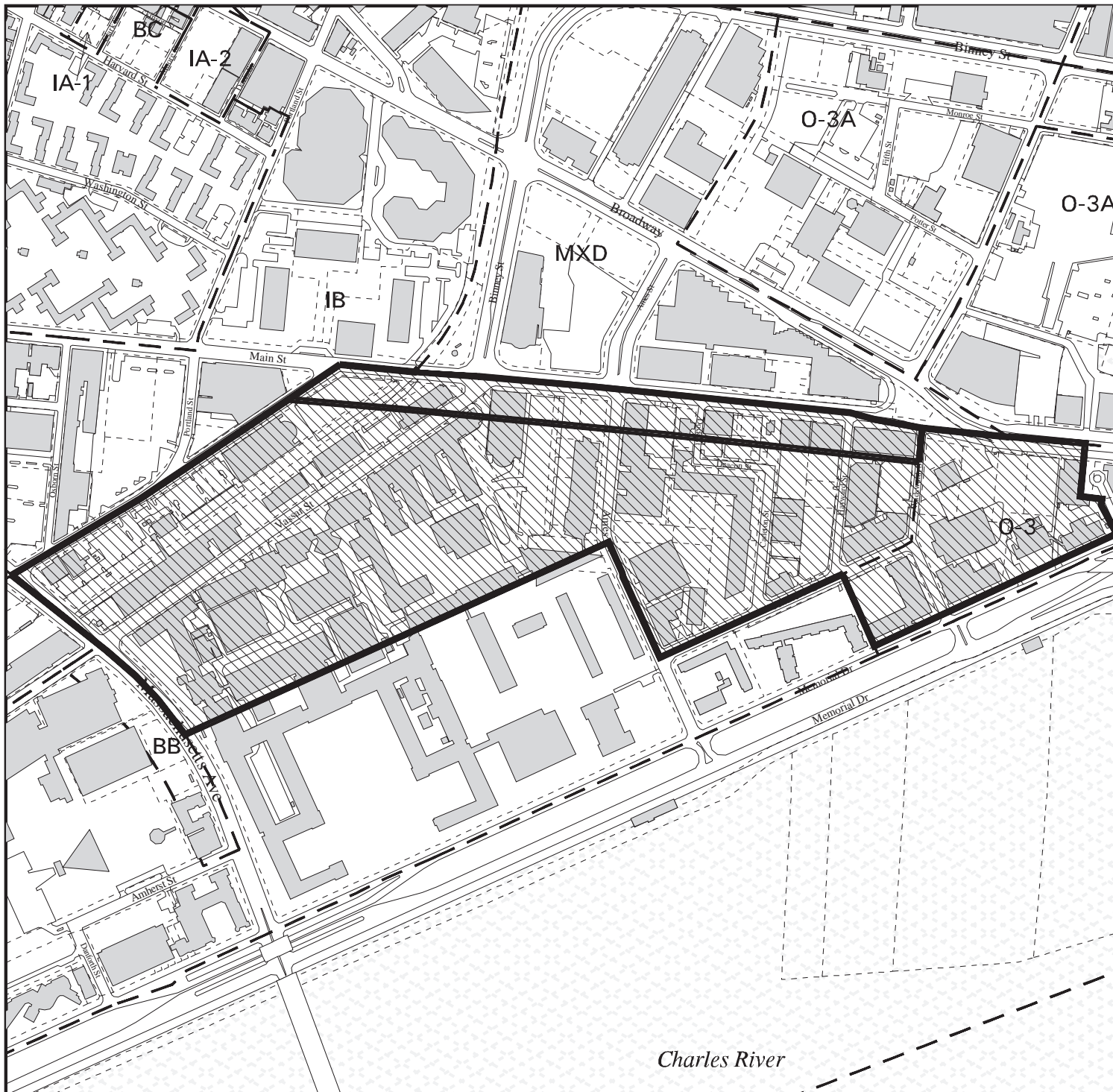
G2. Amend the Zoning Map of the City of Cambridge

G2a. Delete the existing zoning designation IB (Industry B) on the Zoning Map and substitute therefor the designation C-3B (Residence C-3B) for that portion of the Industry B district that lies south of Main Street and is bordered by the centerlines of Wadsworth Street, Amherst Street, Ames Street, the Residence C-3 Zoning District line, the centerline of Massachusetts Avenue and the centerline of Albany Street, except that the portion of the Industry B zone described in G2b below shall be designated C-3B/MXR (Residence C-3B/Mixed Use Residential Overlay District).

G2b. Delete the existing zoning designation IB (Industry B) on the Zoning Map and substitute therefor the designation C-3B/MXR (Residence C-3B/Mixed Use Residential Overlay District) for that portion of the Industry B district that lies south of Main Street and is bordered on the east by the centerline of Wadsworth Street, on the south by a line parallel to and 100 feet distant from the southerly sideline of Main Street, on the west by the centerline of Albany Street, and on the north by the centerline of Main Street.

G2c. Delete the zoning designation O-3 (Office 3) on the zoning Map and substitute therefor the designation C-3B (Residence C-3B) for the entire Office 3 district in East Cambridge bordered by Memorial Drive, Main Street, the Industry B zoning district line and the Residence C-3 zoning district line, except that Lots 10, 11, 12 and 14 on Assessor's Plat #46 shall remain in the Office 3 district. (Not shown on the attached map)

- G3. Adopt Provision 3 of Section II – Creation of Mixed Use Residential Overlay District



Area G

Industry B
to Residence C-3B
and Residence C-3B/MXR

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 500 Feet

Area G



Charles River

K. Industry A-1 Zone along Richdale Avenue in Neighborhood 9.

K1. Amend the Zoning Map of the City of Cambridge

Delete the existing zoning designation IA-1 (Industry A-1) on the Zoning Map and substitute therefor the designation C-1A (Residence C-1A) for the entire Industry A-1 district to the north and south of the railroad right of way in the vicinity of Richdale Avenue, Sherman street and Bellis Circle with the exception of Lot # 70 on Assessors Plat #203A which shall retain its Industry A-1 designation.

Area K

Industry A-1
To Residence C-1A

Legend

- Open Water
- Rezoning Area
- Building Footprint
- Zoning Districts
- Parcel Line



Scale
1 Inch = 500 Feet

